

# TOWN OF DAVIE

## TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101  
Prepared by: Christopher M. Gratz, Planner II

**SUBJECT:** Site Plan, SP 2-6-03 Village Parc Townhomes, Jose R. Merlo/Davie Road, LLC, 7901 Davie Road Extension/Generally located 500' east of the northeast corner of University Drive and Davie Road Extension

**AFFECTED DISTRICT:** District 2

**TITLE OF AGENDA ITEM:**

SP 2-6-03 Village Parc Townhomes, 7901 Davie Road Extension (B-2)

**REPORT IN BRIEF:** The applicant requests site plan approval for the 6.99 acres site, generally located 500' east of the northeast corner of University Drive and Davie Road Extension. The proposal is for seventy (70) affordable townhomes; consisting of ten (10) groups of two (2) story buildings, with three (3) unit types; all having two and one half bathrooms, and a one (1) car garage, amenities, landscaping, and parking. Access to the site is via a 50' opening on Davie Road Extension that is restricted to right turns only. Internally, the site plan provides for 5' sidewalks and two (2) way traffic circulation with 24' of pavement.

**PREVIOUS ACTIONS:** None.

**CONCURRENCES:** At the July 8, 2003, Site Plan Committee meeting, Mr. Engel made a motion, seconded by Ms. Aitken, to approve the conceptual site plan, encourage the Town Council to pass the zoning request tonight [July 8, 2003], and subject to a second motion to address "site specific" concerns for the Committee's approval (Motion carried 5-0).

At the July 22, 2003, Site Plan Committee meeting, Vice-Chair Evans made a motion, seconded by Mr. Engel, to approve based on these remaining items from the planning report (Motion carried 5-0):

1. That the pedestrian crossways at the community facilities be concrete pavers.
2. That the park area by the cabana would be shown with the benches and picnic tables.
3. That the applicant would correct LS-1 and ST-1 to match the site plan.
4. That the relocation of existing trees be discussed with the Town's Urban Forester Mike Orfanedes for his opinion on whether they would be moved to good locations.
5. That items 6, 7, 9 and 10 remain to be left to the direction of Mr. Orfanedes.

6. That the pool house needs corrections and needs a larger plan showing the bathrooms; take out the planters and have a five-foot wall with plantings on the inside at the pool deck area as well as landscaping on the outside of the wall.
7. Label the roof material on the plans.
8. That the parking in front of the units should be labeled 18-foot wide driveways thereby eliminating the compact indication in the spaces in front of the units; make an 18-foot paved area and increase the green area between those driveways; and then look into whether or not a tree could be placed in the larger green area.
9. Put in the vertical banding on the unit's rear elevations which would be at the unit separations.
10. Provide a photometric plan; make certain that SP-2 and DO-2 match; show the lighting poles and their locations; if base protection was needed because no protective curbing was by the light poles, a poured concrete base may be needed to which the light pole would be mounted.
11. Postal delivery was recommended to be located at the cabana area in one central pavilion with "pull off" areas off the main drive, if the Post Office approves.

**FISCAL IMPACT:** None

**RECOMMENDATION(S):** Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration. In addition, staff recommends the following items be modified or provided, and that the plans meet Site Plan Committee recommendations, prior to final site plan approval:

1. Make the site plan, civil engineering, landscape plan coincide, and correct the typos on the site data table and elevations.

**Attachment(s):** Site Plan, Planning Report, Land Use Map, Zoning and Aerial Map

**TOWN OF DAVIE**  
**Development Services Department**  
**Planning and Zoning Division Staff**  
**Report and Recommendation**

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**Applicant Information**

<b><u>Owner:</u></b>		<b><u>Agent:</u></b>	
<b>Name:</b>	Davie Road, LLC.	<b>Name:</b>	Jose R. Merlo
<b>Address:</b>	6714 Pines Boulevard	<b>Address:</b>	9220 E. Calusa Club Drive
<b>City:</b>	Pembroke Pines, FL 33024	<b>City:</b>	Miami, FL 33186
<b>Phone:</b>	(954) 961-5222	<b>Phone:</b>	(786) 251-9488

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**Background Information**

**Application History:** The Site Plan Committee recommended conceptual approval of the request at the July 8, 2003, meeting; with the applicant to address site specific concerns and return to the Committee for a final recommendation.

**Application Request:** Site plan approval for Village Parc Townhomes.

**Address/Location:** 7901 Davie Road Extension/Generally located 500' east of the northeast corner of University Drive and Davie Road Extension.

**Future Land Use Plan Map Designation:** Commercial

**Zoning:** B-2, Community Business District

**Proposed Zoning:** RM-10 Medium Density Dwelling District

**Existing/Proposed Use:** Vacant/ 70 affordable townhouses

**Parcel Size:** 6.99 acres (304,636 square feet)

**Proposed Density:** 10 DU/AC

	<b><u>Surrounding Uses:</u></b>	<b><u>Surrounding Land Use Plan Designation:</u></b>
<b>North:</b>	Pop's Landscape Nursery Multi-family dwellings Single family dwelling	Residential (5 DU/AC) Residential (16 DU/AC) Residential (5 DU/AC)
<b>South:</b>	Davie Road Extension	Commercial
<b>East:</b>	Retail plaza	Commercial
<b>West:</b>	Pop's Landscape Nursery Vacant outparcel Walgreen's and retail	Commercial

### **Surrounding Zoning:**

<b>North:</b>	B-2, Community Business District R-5, Low Medium Density Dwelling District RM-16, Medium High Density Dwelling District
<b>South:</b>	City of Hollywood
<b>East:</b>	B-2, Community Business District
<b>West:</b>	B-2, Community Business District

## **Zoning History**

**Related Zoning History:** Pursuant to a referendum vote, the subject site was annexed to the Town of Davie by Ordinance 81-7, on March 5, 1981

**Previous Requests on same property:** Available records indicate the Future Land Use Plan Map designation and zoning classification were in place prior to the site's annexation.

The plat, P 3-7-89 Prima Professional Campus, was approved on July 19, 1989, with a note restricting it to 72,500 square feet of office and 5,000 square feet of commercial use in Parcel A, and 41,400 square feet commercial use in Parcel B, and was subsequently recorded in Plat Book 147, Page 31, of the official records of Broward County.

The site plans, SP 3-3-89 and SP 3-4-89 University Professional Campus Shopping Center, were approved on August 15, 1990.

The site plan modifications, SP 6-11-90 and SP 5-5-91 University Professional Campus Shopping Center, were approved on June 19, 1991.

The rezoning, ZB 3-4-03 Village Parc Townhomes, is being considered by Town Council on July 8, 2003. The request is to rezone the 6.99 acres subject site from: B-2, Community Business District to: RM-10, Medium Density Dwelling District; assigning 70 affordable housing units; in accordance with the flexibility rules of the Administrative Rules Document of the Broward County Land Use Plan. At the July 8, 2003, Town Council meeting, the item was tabled to the August 6, 2003, meeting.

The delegation request, DG 3-3-03 Prima Professional Campus, to change the plat note to: "This plat is restricted to 9,900 square feet of commercial use and 70 townhomes on Parcel A and 41,410 square feet of commercial use in Parcel B", has been submitted concurrently with the rezoning request. At the July 8, 2003, Town Council meeting, the item was tabled to the August 6, 2003, meeting.

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### **Application Details**

The applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval for the 6.99 acres (304,636 square feet) site, generally located 500' east of the northeast corner of University Drive and Davie Road Extension. The proposal is for seventy (70) affordable townhomes, amenities, landscaping, and parking.
2. *Buildings:* The proposal shows ten (10) groups of two (2) story buildings, with three (3) unit types; all having two and one half bathrooms, and a one (1) car garage. The unit breakdown is as follows:
  - 14 Type "A", 1,389 square feet, two (2) bedrooms, living, dining, and kitchen
  - 42 Type "B", 1,500 square feet, three (3) bedrooms, living, dining, and kitchen
  - 14 Type "C", 1,624 square feet, three (3) bedrooms, living, dining, family and kitchen

The buildings are Mediterranean in style constructed out of concrete block covered in textured stucco, decorative entry features, stucco window banding, rear balcony with metal railing, with a concrete barrel tile roof. The colors indicated on the plans reflect only one (1) color scheme. Complimentary variations in building and roof color will be presented at the Site Plan Committee meeting.

3. *Access and Parking:* Access to the site is via a 50' opening on Davie Road Extension that is restricted to right turns only. Internally, the site plan provides for 5' sidewalks and two (2) way traffic circulation with 24' of pavement. The required 175 parking spaces are provided. It is noted that because of the full circulation the development will have curb side trash service and the trash enclosures shown on the plan will be removed.
4. *Landscaping:* The site plan shows 2.78 acres (121,066 square feet) or 39.8% open space (15% required) for the overall site. Along Davie Road Extension the plan shows Gumbo Limbo, Green Buttonwood, then a continuous Awabuki hedge. All other perimeter buffers are shown to have a continuous row of Red Tip Cocoplum, Live Oak, and Satin Leaf. The landscape island at the entrance point has Royal Palm, Red Tip Cocoplum, with an annual flower bed. The sides of the entrance have Yellow Allamanda, Variegated Pittosporum, Live Oak and Green Buttonwood. The amenity area has Sabal Palm, Yellow Allamanda, and Silver Buttonwood. The dwellings have Indian Hawthorn, Cardboard Palm, Red Tip Cocoplum, Booted Sabal Palm, Solitaire Palm, Wort Fern, and Tree Ligustrum.

5. *Drainage:* The subject property lies within Central Broward Water Control District. Approval from this agency shall be obtained prior to issuance of any site development permit.
6. *Temporary Uses:* The site plan indicates a temporary construction trailer at the future location of the tot lot. Approval of the site plan shall be deemed as the approval for the Temporary Use Permit for this use for a period of time not to exceed one year.

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### **Significant Development Review Agency Comments**

#### **Housing and Community Development Director, Shirley Taylor-Prakelt:**

This property is located at the pivotal entry to the Driftwood Community Redevelopment Block Grant (CDBG) Target Area on the corner of University Drive and Davie Road Extension. The site is also located just a few blocks southwest of the Town's "Harmony Village Community Initiative" where 22 new single family homes are being developed by Habitat for Humanity, and a new Boys and Girls Club facility is being constructed on the southeast corner of Driftwood Park.

The development of this site as affordable housing is desirable, and is consistent with the Town's Housing and Community Development Initiatives and the Town's Consolidated Plan for Federal Funds 2002-07. The Consolidated Plan clearly delineates the need for moderately priced, for-sale housing units. The developer has agreed to work with the Town's Office of Housing and Community Development regarding an entry sign/landscape feature for the Target Area, on their property at the corner of University Drive and Davie Road Extension.

The developer is to be commended for their unique, sensitive, approach to addressing the affordable housing needs of Davie's low/moderate-income residents, and for improving the aesthetics of a CDBG Target Area.

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### **Applicable Codes and Ordinances**

The effective code of ordinance governing this project is the Town of Davie Land Development Code.

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### **Comprehensive Plan Considerations**

**Planning Area:** The subject property falls within Planning Area 11. This Planning Area is bound by Stirling Road on the north, Davie Road Extension on the southeast, and University Drive on the west. The area is characterized by multi-family residential development on the south side of Stirling Road, ranging from 8 to 16 dwellings per acre. There is one single family residential subdivision developed at five dwellings per acre.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 102.

**Applicable Goals, Objectives & Policies:** *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

*Housing Element, Goals, Objectives, and Policies, Goal:* Provide opportunities for affordable and adequate housing to meet the needs of the existing and future populations of the Town.

*Housing Element, Goals, Objectives, and Policies, Objective 2:* Facilitate and promote a wide variety of residential development to address the different needs of the projected population.

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### **Staff Analysis/Findings of Fact**

Staff finds that the site plan is in conformance with all applicable Codes, and Ordinances.

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### **Staff Recommendation**

Staff finds the subject application complete and suitable for transmittal to Site Plan Committee for further consideration. In addition, staff recommends the following items be modified or provided prior to final site plan approval:

1. Make the site plan, civil engineering, landscape plan coincide, and correct the typos on the site data table and elevations.
  2. ~~Make landscape features within parking areas a minimum 10' in width, and place a note on the plan stating that all trees are to be planted a minimum of 5' from hard surfaces and 10' from structures.~~
  3. ~~Move the Live Oak from the north corners of buildings 2, 3, 4, 5, 6 to the landscape islands where the trash enclosures are being removed, and put a smaller species such as Tabebuia or Pigeon Plum in their place. Additionally, provide Red Maple and/or Cypress in the dry retention areas, and use non cypress mulch.~~
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### **Site Plan Committee Recommendation**

At the July 8, 2003, Site Plan Committee meeting, Mr. Engel made a motion, seconded by Ms. Aitken, to approve the conceptual site plan, encourage the Town Council to pass the zoning request tonight [July 8, 2003], and subject to a second motion to address "site specific" concerns for the Committee's approval (Motion carried 5-0).

At the July 8, 2003, Site Plan Committee meeting, Mr. Engel made a motion, seconded by Mr. Breslau, to address the following items by July 22, 2003 (Motion carried 5-0):

1. The sidewalk exiting the development needs to be linked with the existing sidewalk that runs along Davie Road.
2. There needs to be a sidewalk on the east side of the entrance way, around the bend and long enough to allow a crossing from the sidewalk at Building 5, and to hook up with the existing sidewalk on Davie Road Extension.
3. Mark pedestrian crossings in the road which lead to the community facility areas.

4. After relocating the dry retention area and making a park there instead, elaborate on the park facilities with benches and picnic tables.
5. Relocate existing trees to permanent location just one time.
6. Substitute Ligustrum trees next to buildings with Triple Alexandra Palms or equivalent Palms, minimum 12 to 14-foot height.
7. Work with the Town's Urban Forester Mike Orfanedes on his comments regarding setbacks of trees from structures and hard surfaces (substituting Palms for trees that won't work for his comments); however, make sure the minimum requirement for canopy trees is met. If applicant cannot meet the minimum requirement for canopy trees by the buildings, canopy trees could be added to the top of dry retention areas.
8. Add small canopy trees between the redesigned driveways (new seven-foot openings).
9. Coordinate tree relocation with the installation of the dry retention areas so that the trees will be relocated one time.
10. Negotiate the Green Buttonwood trees and Yellow Tabs for possible mitigation. The emphasis should be on the large Live Oak trees to be relocated and the other trees could be mitigated.
11. Provide detailed plans for pool, deck area and bath houses.
12. That the parking in front of the units should be an 18-foot paved area, eliminate the two-foot space between the side-to-side garages, and increase the green area (now every four parking spaces) to approximately seven feet.
13. Reduce the amount of covered entry and increase that green area.
14. Have vertical and horizontal banding continued on rear elevations of buildings as indicated on sheet A-12.
15. Look into possibly eliminating the covered patio in the back of the "B" and "C" units and make that area interior space.
16. Remove the artist's "shading" from the drawings of windows on the plans so that the reader could see what the windows look like.
17. Since the east most entrance will be reduced from four lanes to three lanes, add the extra space to the median island by making it shorter and wider.
18. Provide a photometric plan which includes details on the site lighting poles, fixtures and their locations.
19. Provide postal delivery information.

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  11. Postal delivery was recommended to be located at the cabana area in one central pavilion with "pull off" areas off the main drive, if the Post Office approves.
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### **Town Council Action**

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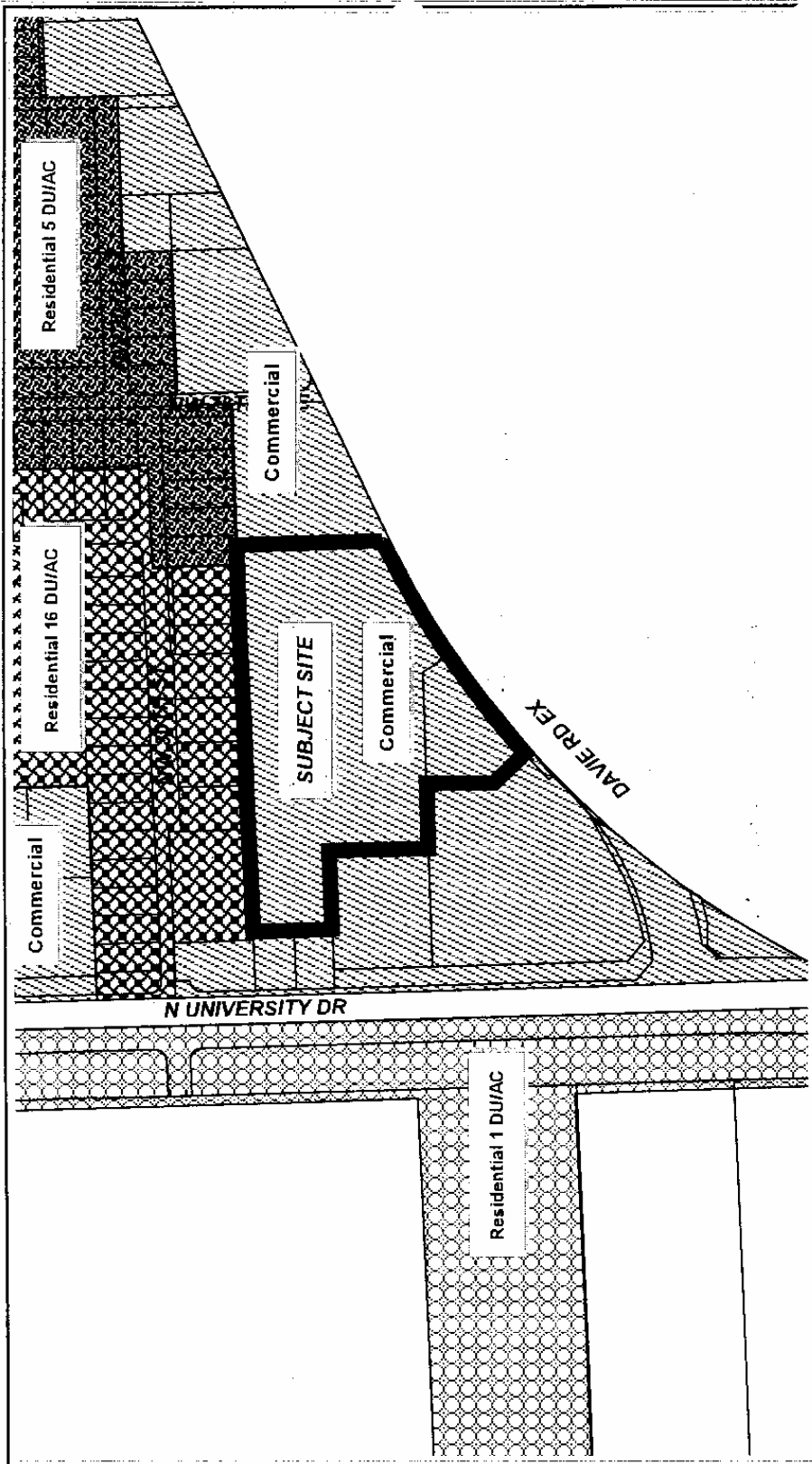
### **Exhibits**

1. Site Plan
2. Future Land Use Map
3. Zoning and Aerial Map

Prepared by: \_\_\_\_\_

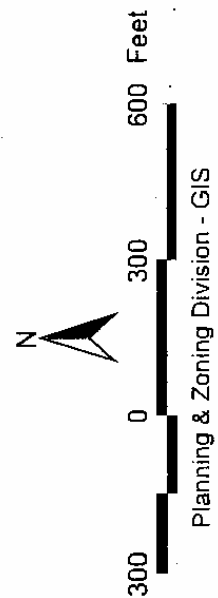
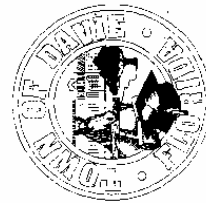
Reviewed by: \_\_\_\_\_

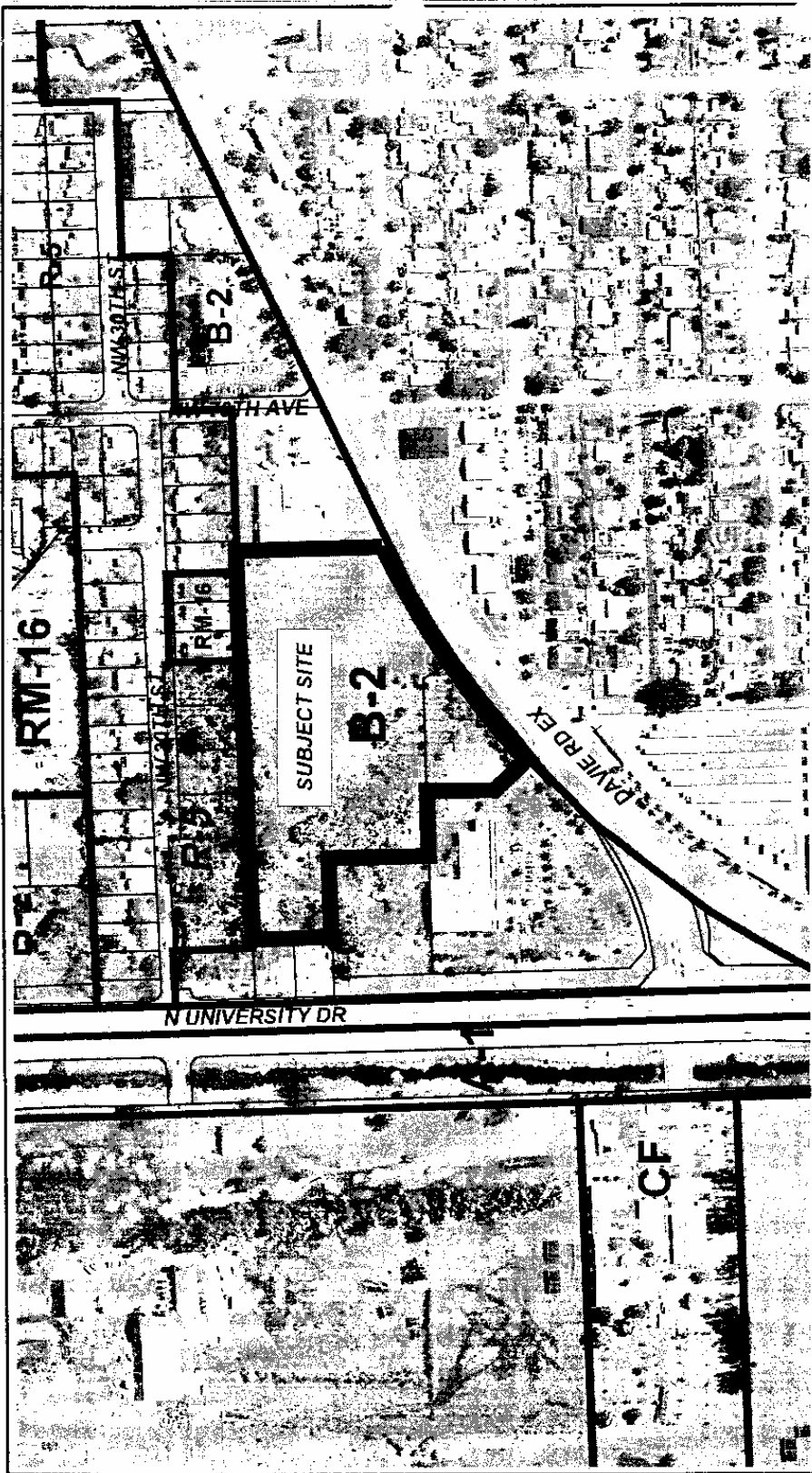




# **SITE PLAN** **SP 2-6-03** **Future Land Use Map**

Prepared By: ID  
 Date Prepared: 7/3/03



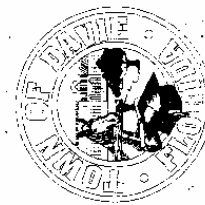


Date Flown:  
12/31/01



300 0 300 600 Feet

Planning & Zoning Division - GIS



# **SITE PLAN** **SP 2-6-03** **Zoning and Aerial Map**

Prepared By: ID  
Date Prepared: 7/3/03